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EXTRA CENSUS BULLETIN.

No. 16.

WASHINGTON, D. C.

January 25, 1892.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

ADDITIONAL RESULTS FOR ALABAMA, ILLINOIS, IOWA, KANSAS, AND TENNESSEE.

DEPARTMENT OF THE INTERIOR,
CENSUS OFFICE,

WASHINGTON, D. C., January 13, 1892.

SIR :

The Census Office has now issued extra census bulletins with an aggregate of 148 pages containing results of the investigation of the real estate mortgage indebtedness in Alabama, Illinois, Iowa, Kansas, and Tennessee. These results were mostly confined to a statement of totals, and it now remains to present in this bulletin some further treatment of them by means of percentages, averages, classification, and comparison, so that they may be more useful to the public and their significance better understood.

During the 10 years 1880-1889 the mortgage business transacted to incumber the real estate in these 5 states is represented by 1,974,050 mortgages to secure a debt of \$2,000,602,077 on 137,398,161 acres and 1,550,857 lots.

An existing real estate mortgage debt of \$906,669,526 has been found bearing interest rates varying from an average state rate of 6 per cent in Tennessee to 8.64 per cent in Kansas, and subject to an interest charge for one year amounting to \$67,505,629.

In the 17 counties in which the objects of indebtedness were ascertained, from 34.81 to 92.32 per cent of the debt was incurred to secure purchase money and to pay for improvements unconnected with any other objects of indebtedness, and from 69.62 per cent to 96.08 per cent of the debt was incurred to secure purchase money, pay for improvements, invest in business, and to buy various articles of personal property, when not combined with other objects.

In a country whose resources are becoming utilized as rapidly as those of the United States it is not surprising that mortgage debt is increasing. An attempt is made in this bulletin to compare this increase, or a decrease where found, with the increase of population, and to establish the ratio of the incumbrance to the estimated true value of real estate. A decline of nearly 1 per cent appears in the average rate of interest paid on the mortgages made during the 10 years covered by the investigation.

The work required to arrive at these results has been of great magnitude. It has been necessary to make abstracts of about 2,000,000 mortgages from the public records, to handle these abstracts several times before the tabulation was completed, and to make many computations demanding much time and labor.

Very respectfully,

ROBERT P. PORTER,
Superintendent of Census.

The SECRETARY OF THE INTERIOR.



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STATISTICS OF FARMS, HOMES, AND MORTGAGES.

ADDITIONAL RESULTS FOR FIVE STATES.

BY GEORGE K. HOLMES AND JOHN S. LORD.

For the more intelligent understanding of the investigation of mortgage indebtedness, some further results for the 5 states, Alabama, Illinois, Iowa, Kansas, and Tennessee, the bulletins for which have been published, are herewith presented, most of them being now published for the first time. The grand aggregate of real estate mortgaging done in these 5 states during the decade beginning with 1880 and ending with 1889, as shown in Table 1, is represented by 1,974,050 mortgages, made to secure a debt of \$2,000,602,077, a little more than half of which had been paid January 1, 1890, which is the date of this investigation. The smallest amount of debt incurred in any one year was \$111,341,900 in 1880, which is the total of 134,825 mortgages, and the largest yearly amount was \$290,831,673 in 1887, the total of 263,970 mortgages. As far as these states are concerned, 1887 was a climax year for mortgaging, from which year there was a decline to \$246,488,117 in 1888, after which there was an increase to \$276,282,329 in 1889.

The country was recovering from extreme financial depression in 1879, and during the moderate revival of business, which lasted until 1882, the amount of mortgage debt incurred annually in these states increased 22.66 per cent from 1880 to 1881 and 20.34 per cent from 1881 to 1882. The return of depression was accompanied by a diminished increase in the annual indebtedness, the percentage being 2.06 from 1882 to 1883, 6.18 from 1883 to 1884, and 8.96 from 1884 to 1885. Again the tide of business turned, and with its revival the annually incurred mortgage debt increased 21.06 per cent from 1885 to 1886 and 23.81 per cent from 1886 to 1887. These coincidences will be noticed on examination of Table 1. From 1887 to 1888 the decrease was 15.25 per cent, and there was an increase of 12.09 per cent from 1888 to 1889. Passing over the climax year 1887, the increase from 1886 to 1888 is found to be 4.93 per cent. From 1880 to 1889 the increase in amount was 148.14 per cent and in number of mortgages 71.57 per cent.

The population of Alabama is 1,513,017, a gain of 19.84 per cent over the population of 1880; of Illinois, 3,826,351, a gain of 24.32 per cent; of Iowa, 1,911,896, a gain of 17.68 per cent; of Kansas, 1,427,096, a gain of 43.27 per cent, and of Tennessee, 1,767,518, a gain of 14.60 per cent over 1880.

The entire land surface area of these states, in square miles, is as follows: Alabama, 51,540; Illinois, 56,000; Iowa, 55,475; Kansas, 81,700; Tennessee, 41,750.

TABLE 1.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES MADE AND NUMBER OF ACRES AND LOTS MORTGAGED, BY YEARS.

TOTAL FOR ALABAMA, ILLINOIS, IOWA, KANSAS, AND TENNESSEE.

YEARS.	MORTGAGES STATING AMOUNT OF DEBT.						NUMBER OF ACRES MORTGAGED.			NUMBER OF LOTS MORTGAGED.	NUMBER OF MORTGAGES NOT STATING AMOUNT OF DEBT.		
	Total.		On acres.		On lots.								
	Number.	Amount.	Number.	Amount.	Number.	Amount.	Total.	Stated.	Estimated.		Total.	On acres.	On lots.
Total ..	1,974,050	\$2,000,602,077	1,171,667	\$1,160,022,078	802,383	\$840,579,999	137,398,161	131,160,948	3,237,213	1,550,857	5,309	3,049	2,460
1880.....	134,825	111,341,900	95,284	76,021,859	39,541	35,320,041	10,247,388	9,984,381	263,007	72,889	467	301	166
1881.....	149,561	136,566,985	100,832	90,901,355	48,729	45,665,630	11,264,759	10,965,362	299,397	90,364	556	335	221
1882.....	163,301	164,340,515	105,379	104,351,449	57,922	59,989,066	12,094,755	11,798,362	296,393	101,703	627	332	295
1883.....	167,573	167,718,485	105,288	106,873,255	62,285	60,845,230	12,162,264	11,837,291	324,973	108,973	558	290	268
1884.....	180,547	178,086,722	113,435	113,961,764	67,112	64,124,958	13,287,892	13,013,475	274,417	120,028	516	280	236
1885.....	208,868	194,928,840	131,445	121,995,388	77,423	72,043,452	15,795,404	15,492,670	302,734	140,577	598	332	266
1886.....	237,933	234,906,511	143,222	137,905,838	94,711	97,000,673	17,072,005	16,721,661	350,344	177,784	552	300	252
1887.....	263,970	290,831,673	141,087	156,928,796	122,883	133,902,877	17,719,434	17,352,447	386,987	258,817	574	315	259
1888.....	236,153	246,488,117	124,211	124,706,661	111,942	121,781,456	14,708,566	14,350,994	357,572	243,733	505	251	254
1889.....	231,319	276,282,329	111,481	126,375,713	119,835	149,906,616	13,045,694	12,664,305	381,389	236,289	556	313	243

PROPORTIONS OF DEBT FOR ACRES AND LOTS.—Of the real estate mortgage debt incurred during the decade \$1,160,022,078, or 57.98 per cent, was an incumbrance on acre tracts, which chiefly belonged to farms, and the number of mortgages on acres made during the 10 years was 1,171,667, or 59.35 per cent of the number on acres and lots; so that \$840,579,999, or 42.02 per cent of the total amount, and 802,383 mortgages, or 40.65 per cent of the total number, incumbered lots situated in villages and cities, including those in Chicago. Table 4 shows how the total number and amount of the mortgages made during the 10 years are divided between acres and lots for each of the 5 states. In Illinois and Tennessee less than half of the total number of mortgages, or 41.72 and 49.57 per cent, respectively, were on acres, and also less than half of the total amount, or 40.98 and 47.85 per cent, respectively. The distribution of these mortgages and their amount among the years of the decade will appear upon an inspection of Table 1. During the same time 137,398,161 acres and 1,550,857 lots were incumbered, 1887 being the climax year in both cases. Mortgages not stating amount of debt, of which there were 5,509 in these states, are not included in any other totals except those for number of acres and lots in Table 1.

THE AVERAGE MORTGAGE.—In Table 2 it appears that the general tendency in each of the 5 states has been an increase in the average amount per mortgage from the beginning of the decade to the end. The average mortgage for the 10 years was \$762 in Kansas, \$845 in Iowa, \$971 in Alabama, \$1,074 in Tennessee, and \$1,422 in Illinois. In Kansas the average was exceeded in 1886–1889; in Iowa in 1883, 1884, and 1886–1889; in Alabama in 1887–1889; in Tennessee in 1887 and 1889; and in Illinois in 1882, 1886, 1887, and 1889.

TABLE 2.—AVERAGE AMOUNT PER REAL ESTATE MORTGAGE MADE DURING THE 10 YEARS 1880–1889, BY STATES AND YEARS.

STATES.	Total.	1880.	1881.	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.
Alabama.....	\$971	\$559	\$675	\$856	\$753	\$802	\$610	\$881	\$1,695	\$1,167	\$984
Illinois.....	1,422	1,245	1,352	1,470	1,416	1,350	1,351	1,461	1,425	1,409	1,599
Iowa.....	845	709	753	795	853	871	839	850	913	914	937
Kansas.....	762	523	595	657	714	760	713	765	874	801	899
Tennessee.....	1,074	794	852	1,036	840	974	929	1,006	1,455	1,034	1,230

EXISTING INDEBTEDNESS.—The debt in force, exhibited in Table 3, was almost entirely created during the decade. In these 5 states on all real estate it amounts to \$906,669,526, which is secured by 923,467 mortgages, of which amount \$534,653,858, or 58.97 per cent of the total, is represented by 547,976 mortgages on 62,561,312 acres and \$372,015,668, or 41.03 per cent, by 375,491 mortgages on 762,248 lots. Kansas has more mortgaged acres and a larger debt on acres than any other of these states, and Illinois holds the same place for lots. The debt on acres in Illinois, Iowa, and Kansas amounts to \$489,466,327. Some increase in the totals for Kansas and Iowa over those previously published is due to the inclusion of debt unpaid under state and railroad contracts, which has not heretofore been available for tabulation.

TABLE 3.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, AND NUMBER OF ACRES AND LOTS COVERED BY DEBT, BY STATES.

STATES.	NUMBER AND AMOUNT OF MORTGAGES IN FORCE JANUARY 1, 1890.						NUMBER COVERED BY MORTGAGES IN FORCE.	
	Total.		On acres.		On lots.		Acres.	Lots.
	Number.	Amount.	Number.	Amount.	Number.	Amount.		
Total for 5 states	923,467	\$906,669,526	547,976	\$534,653,858	375,491	\$372,015,668	62,561,312	762,248
Alabama	35,331	39,027,983	27,041	28,762,387	8,290	10,265,596	5,997,613	14,189
Illinois	297,247	384,299,150	128,986	165,289,112	168,261	219,010,038	10,660,987	286,148
Iowa.....	232,539	199,774,171	171,441	149,457,144	81,098	50,317,027	16,307,145	163,674
Kansas.....	298,880	243,146,826	203,312	174,720,071	95,568	68,426,755	26,577,522	265,341
Tennessee.....	39,470	40,421,396	17,196	16,425,144	22,274	23,996,252	3,018,045	32,896

The proportions of number and amount of mortgages in force on acres and on lots are shown in Table 4. These do not greatly vary from the proportions of the debt on acres and on lots incurred during the 10-year period.

Percentages of the debt in force of the debt incurred during the 10 years will be found in this table for each state. With the exception of the debt on acres in Tennessee and on lots in Alabama the percentages are from 40 to 49, whether for the debt on acres and on lots or for the total. The uniformity of these percentages under widely varying conditions is striking. County variations in the ratio of debt in force to the debt incurred during the decade are exhibited in Table 6, which contains results for the 17 counties in these states where special investigations were conducted for the purposes explained in Extra Census Bulletin No. 3.

TABLE 4.—PERCENTAGE OF MORTGAGES ON ACRES AND ON LOTS OF TOTAL MORTGAGES, AND PERCENTAGE OF DEBT IN FORCE OF THE DEBT INCURRED DURING THE 10 YEARS 1880-1889, BY STATES.

STATES.	PERCENTAGE OF TOTAL MORTGAGES MADE DURING THE 10 YEARS 1880-1889.				PERCENTAGE OF TOTAL MORTGAGES IN FORCE.				PERCENTAGE OF DEBT IN FORCE OF THE DEBT INCURRED DURING THE 10 YEARS 1880-1889.		
	On acres.		On lots.		On acres.		On lots.		Total.	For acres.	For lots.
	For number.	For amount.	For number.	For amount.	For number.	For amount.	For number.	For amount.			
Alabama	78.13	70.58	21.87	29.42	76.51	73.70	23.46	26.30	42.84	44.73	38.30
Illinois	41.72	40.98	58.28	59.02	43.39	43.01	56.61	56.99	44.14	46.32	42.62
Iowa	68.27	75.52	31.73	24.48	67.89	74.81	32.11	25.19	45.41	44.99	46.71
Kansas	67.47	71.94	32.53	28.06	68.02	71.86	31.98	28.14	48.76	48.70	48.90
Tennessee	49.57	47.85	50.43	52.15	43.57	40.63	56.43	59.37	40.34	34.25	45.92

THE LIFE OF MORTGAGES.—In the 2 southern states the average life of a mortgage is shorter than it is in the 3 western states, being 2.734 and 2.813 years, respectively, in Alabama and Tennessee and 4.015, 4.924, and 3.384 years, respectively, in Illinois, Iowa, and Kansas. These results are averages derived from about half a million mortgages in the 5 states. Mortgages on acres have a longer life than those on lots, on the average, by 0.191 of a year in Tennessee to 1.720 years in Illinois. Table 5 presents these results, and the accuracy of their computation is substantiated in Table 6, where similar results are shown for the 17 counties to which reference has been previously made. Little variation is found in the duration of mortgages on acres among the counties of large areas of country where nearly uniform conditions of life and industry exist, and the same may be said of mortgages on lots.

PARTIAL PAYMENTS.—In Table 5, also, will be found the state average percentage of the original amount of existing debt represented by partial payments. The percentage is as low as 5.00 for Kansas and as high as 17.31 for Tennessee, while it is 10.72 for Alabama, 11.71 for Illinois, and 12.25 for Iowa. Except for Tennessee, the percentages are higher for mortgages on lots than for those on acres; the difference in percentage in favor of lots is 0.15 of 1 for Alabama, 3.88 for Illinois, 2.61 for Iowa, and 3.52 for Kansas, but for Tennessee the difference in percentage is 11.62 in favor of acres. Again reference may be made to Table 6 for comparison with the 17 counties.

TABLE 5.—AVERAGE LIFE OF MORTGAGES AND PERCENTAGE OF PARTIAL PAYMENTS, BY STATES.

STATES.	AVERAGE LIFE OF MORTGAGES IN YEARS.			PERCENTAGE OF PARTIAL PAYMENTS OF ORIGINAL AMOUNTS OF EXISTING LOANS.		
	Total.	For acres.	For lots.	Total.	For acres.	For lots.
Alabama	2.734	2.977	2.136	10.72	10.68	10.83
Illinois	4.015	5.093	3.373	11.71	9.46	13.34
Iowa	4.924	5.061	4.443	12.25	11.58	14.19
Kansas	3.384	3.663	2.764	5.00	3.98	7.50
Tennessee	2.813	2.926	2.735	17.31	23.81	12.19

TABLE 6.—AVERAGE LIFE OF MORTGAGES AND PERCENTAGE OF PARTIAL PAYMENTS, AS DETERMINED BY PERSONAL INQUIRY, BY SELECTED COUNTIES.

STATES AND COUNTIES.	AVERAGE LIFE OF MORTGAGES IN YEARS.			PERCENTAGE OF PARTIAL PAYMENTS OF ORIGINAL AMOUNTS OF EXISTING LOANS.			PERCENTAGE OF THE DEBT IN FORCE OF THE DEBT INCURRED DURING THE 10 YEARS 1880-1889.		
	Total.	For acres.	For lots.	Total.	For acres.	For lots.	Total.	On acres.	On lots.
Alabama.....	2,734	2,977	2,136	10.72	10.68	10.83	42.84	44.73	38.30
Greene.....	2,665	2,719	1,503	17.15	17.26	12.70	24.18	24.73	13.00
Jefferson.....	2,734	3,049	2,122	6.81	4.85	10.30	56.17	67.17	42.95
Illinois.....	4,015	5,093	3,373	11.71	9.46	13.34	44.14	46.32	42.62
Bureau.....	4,991	5,134	3,469	8.85	8.77	9.77	46.34	46.97	39.96
Iroquois.....	5,085	5,246	2,991	9.06	8.65	15.81	49.31	50.60	33.75
Jasper.....	4,787	5,130	3,267	10.44	8.59	26.43	38.50	41.06	23.10
Morgan.....	4,767	4,919	4,403	15.30	11.19	24.85	39.01	41.87	32.86
Iowa.....	4,924	5,061	4,443	12.25	11.58	14.19	45.41	44.99	46.71
Cass.....	4,857	4,997	4,092	7.97	6.68	15.65	37.44	39.38	28.27
Crawford.....	4,479	4,577	3,016	7.47	7.12	14.25	38.55	39.48	26.27
Delaware.....	4,839	5,031	3,802	14.04	14.19	12.67	40.18	41.42	31.66
Johnson.....	5,356	5,518	4,341	16.77	17.16	13.98	36.89	40.08	23.80
Kansas.....	3,394	3,663	2,764	5.00	3.98	7.50	48.76	48.70	48.90
Decatur.....	3,318	3,875	1,849	1.40	1.27	2.61	64.44	70.45	34.96
Jefferson.....	3,848	3,968	3,175	7.69	7.61	8.52	36.76	38.15	26.41
Lincoln.....	3,580	3,707	2,783	2.54	2.36	4.72	51.45	52.16	45.97
Lyon.....	3,389	3,664	2,794	6.71	4.72	12.04	37.35	42.05	28.22
Pawnee.....	2,899	3,094	2,629	2.75	1.96	4.79	48.48	49.52	45.92
Tennessee.....	2,813	2,926	2,735	17.31	23.81	12.19	40.34	34.25	45.92
McNairy.....	3,630	3,726	2,369	31.40	28.54	42.98	27.78	26.62	35.58
Maury.....	2,923	2,860	3,072	32.05	34.68	23.21	24.62	24.36	25.36

INCREASE OR DECREASE OF DEBT.—Is real estate mortgage indebtedness increasing or decreasing? This is a question that requires a complicated answer, and one that can not be answered in every particular. An absolute increase or decrease may be determined with approximate accuracy, and this may be compared with growth or loss of population; but the most important comparison can not be made previous to 1890, namely, with the value of the mortgaged real estate and the value of all real estate. No statistics of the real estate wealth of the states of the Union have ever been published, and at the best, at the present time and for immediate use, they must be a matter of opinion and confined to present values.

Equally impossible is it to determine whether mortgage debt is increasing in relation to the ability of the debtors to carry the interest charge and eventually to pay off the debt, but without ascertaining this no understanding of the subject is complete. The best that can be done is to examine general industrial conditions, as indicating prosperity or financial depression, and to draw such inferences as may be warranted from a comparison of the recording of new mortgages and the discharge of those already recorded.

An absolute increase in the amount of indebtedness in these 5 states, from the beginning to the end of the decade covered by this investigation, is certain. This is evident from an examination of Table 1, which shows an unbroken increase in the amount of debt incurred annually from 1880 to 1887, and an increase from 1886 to 1888 and from 1888 to 1889. It should be remembered, however, in connection with this, that Chicago has a large influence in the totals for the 5 states, and that the increase subsequent to 1886 is largely due to that city. See Extra Census Bulletin No. 12 for Illinois.

The number and amount of mortgages in force against acres and against lots and their total are shown in Table 7 for January 1 for each of the 5 years 1886-1890. Increase in number and amount of mortgages in force against all real estate was constant from 1886 to 1890 in Alabama, Illinois, and Tennessee. In Iowa the amount increased from 1886 to 1888, then decreased in 1889, after which the gain to 1890 gave that year a larger debt than that of any other year. The number of mortgages declined from 1886 to 1889 and then slightly increased to 1890. In Kansas number and amount increased from 1886 to 1889, after which there was a decline for both to 1890.

In the same table are presented the number and amount of mortgages in force against acres for each of the 5 years. There was an increase in both number and amount from 1886 to 1890 in Alabama and Tennessee, mining lands being included in the term "acres". In Illinois the debt and number of mortgages in force increased from 1886 to 1887, decreased from 1887 to 1889, and then increased to 1890. The number and amount of 1886 and 1887

were not subsequently equaled. In Iowa the number of mortgages in force against acres diminished from the first to the last of the 5 years. The amount of debt increased from 1886 to 1887 and then decreased to 1890. Both number and amount of mortgages in force in Kansas increased from 1886 to 1889, from which year they diminished to 1890.

The number of mortgages on lots, shown in the same table, increased in Alabama from 1886 to 1890, and the debt increased to 1889, but decreased from that year to 1890. In Illinois, Tennessee, and Iowa both number and amount of mortgages in force against lots increased from the beginning to the end of the 5-year period, while in Kansas number and amount increased to 1889 and diminished from 1889 to 1890.

TABLE 7.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES IN FORCE AT 5 SPECIFIED DATES, BY STATES.

TOTAL.										
MORTGAGES IN FORCE JANUARY 1—										
STATES.	1886.		1887.		1888.		1889.		1890.	
	Number.	Amount.	Number.	Amount.	Number.	Amount.	Number.	Amount.	Number.	Amount.
Alabama.....	23,804	\$15,040,247	27,757	\$18,854,342	32,815	\$33,101,799	54,420	\$38,502,031	35,331	\$39,027,983
Illinois.....	237,313	291,374,815	216,571	306,588,727	259,089	324,380,536	272,897	341,573,530	297,247	384,299,150
Iowa.....	262,034	191,283,887	261,104	195,471,509	254,990	196,069,146	250,874	195,253,845	252,539	199,774,171
Kansas.....	193,491	134,373,185	251,306	182,263,758	317,419	242,214,418	333,939	260,002,696	298,880	243,146,826
Tennessee.....	21,948	16,416,574	24,402	19,401,447	31,672	31,418,390	35,911	35,834,041	39,470	40,421,396
ON ACRES.										
Alabama.....	20,621	12,255,214	23,573	13,999,579	26,460	23,774,281	27,035	28,091,860	27,041	28,762,387
Illinois.....	132,461	167,272,809	132,476	168,131,301	136,919	165,250,577	128,643	160,225,035	128,986	165,289,112
Iowa.....	190,192	154,737,898	188,847	157,423,109	181,299	151,675,961	174,411	150,307,041	171,441	149,457,144
Kansas.....	146,428	111,822,422	187,299	147,793,642	220,603	182,503,586	228,640	189,252,016	203,312	174,720,071
Tennessee.....	12,725	8,429,264	13,035	9,260,786	14,525	12,942,073	15,557	13,944,570	17,196	16,425,144
ON LOTS.										
Alabama.....	3,183	2,785,033	4,184	4,854,763	6,355	9,327,513	7,385	10,410,171	8,290	10,265,596
Illinois.....	104,832	124,102,006	114,095	138,457,426	128,170	159,129,959	141,254	181,348,495	168,261	219,010,038
Iowa.....	71,842	36,545,489	72,257	38,048,400	73,691	41,393,185	76,463	44,946,804	81,098	50,317,027
Kansas.....	47,063	22,550,761	67,016	34,470,116	96,816	59,740,832	105,299	70,750,680	95,568	68,426,755
Tennessee.....	9,223	7,987,310	11,367	10,140,661	17,147	18,476,317	20,354	21,889,471	22,274	23,996,252

COMPARISON WITH POPULATION.—It is more important to compare existing debt with population, and this is done in Tables 8 and 9. Table 8 complicates the debt tendency with the population tendency by showing the average amount of debt incurred to each individual of the total population for each of the 10 years. The population for the 9 years 1881–1889 is estimated in the usual way, by distributing the increase shown by the United States census of 1890 over that of 1880 equally to each year.

In Alabama real estate mortgage debt in relation to population tended to increase from 1880 to 1882 and then, on the whole, to decline to 1885. The tendency to increase was very marked from 1885 to 1887, after which the decline as well was very marked. The average of 1882 was exceeded in 1886 and after.

Illinois also exhibits in 1882 a climax of average amount of debt incurred to each individual of total population. There was a decline from 1882 to 1884, and then a constant increase to 1889. In 1886 and subsequently the average of 1882 was exceeded. Iowa had a climax in 1883, the average of which year was not equaled by that of any other. From that year the decline was constant to 1886, after which year there was an increase, on the whole, to 1889.

Unlike the preceding 3 states, Kansas debt, in relation to population, shows a constant and strong tendency to increase to 1887 and then to decline to 1889. The population of this state decreased from 1888 to 1889, as appears in Table 17, and, consequently, the average for 1889 is too large. The tendency in Tennessee, on the whole, was like that in Kansas, but there was a tendency to diminish from 1882 to 1883 and from 1884 to 1885 and to increase from 1888 to 1889.

Comparing the averages of the states, it is found that Kansas has the largest average debt incurred yearly to each individual of total population in 1880; then Iowa had the largest until 1883; then Kansas took the lead and kept it to the end of the decade. Iowa had the second place in 1880, Illinois in 1881 and 1882, Kansas again in 1883, again Iowa in 1884 and 1885, and lastly Illinois for the 4 following years.

TABLE 8.—AVERAGE AMOUNT OF REAL ESTATE MORTGAGE DEBT INCURRED YEARLY TO EACH INDIVIDUAL OF TOTAL POPULATION, BY STATES.

STATES.	1880.	1881.	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.
Alabama	\$2.07	\$3.27	\$4.90	\$4.21	\$4.78	\$1.13	\$7.28	\$15.58	\$9.47	\$9.02
Illinois	17.31	21.24	25.26	23.93	22.38	23.24	26.68	27.68	27.88	36.72
Iowa	19.42	22.99	27.51	27.64	26.38	24.27	24.05	25.90	25.05	27.11
Kansas	19.65	21.19	21.74	26.38	36.44	47.56	61.71	76.70	52.56	40.61
Tennessee	2.80	3.42	4.14	3.78	4.60	4.55	5.88	12.89	7.67	10.23

Since it has been the tendency of mortgages to increase in amount during the decade, it is necessary to take note of the average number of persons of total population to each mortgage made yearly, shown in Table 9. The general tendency in Alabama has been a decrease of average during the decade; also in Illinois and Tennessee. In Iowa there was a decrease of average to 1882, then a general increase to 1888, and a decline to 1889, the highest average being in 1880. There was an increase in Kansas to 1882, a decline to 1887, followed by an increase to 1889. From the average of the first 4 years of the decade there was a decline to the average of the last 6 years. Kansas, of all these states, had the smallest number of persons to each mortgage on the average during all the years except 1882, when the smallest number was in Iowa. The second place was held by Iowa for all years but 1882, and Illinois had the third place throughout.

TABLE 9.—AVERAGE NUMBER OF INDIVIDUALS OF TOTAL POPULATION TO EACH MORTGAGE MADE YEARLY, BY STATES.

STATES.	1880.	1881.	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.
Alabama	270.58	206.47	174.62	179.00	167.64	147.63	120.95	108.79	123.29	109.06
Illinois	71.94	63.67	58.21	59.14	60.31	58.13	54.75	51.49	50.54	43.54
Iowa	36.52	32.73	28.90	30.85	33.02	34.57	35.34	35.25	36.49	34.56
Kansas	26.60	28.08	30.25	27.08	20.85	14.99	12.40	11.39	15.25	22.14
Tennessee	283.42	248.99	249.90	222.39	211.89	204.09	171.12	112.87	134.89	120.20

The strength of the increase or decrease of the averages presented in Tables 8 and 9 is shown by percentages in Tables 10 and 11, to which reference may be made if it is desired further to study the relationship of debt to population.

TABLE 10.—PERCENTAGE OF INCREASE OR DECREASE OF RATIO OF REAL ESTATE MORTGAGE DEBT INCURRED YEARLY TO POPULATION, BY STATES.

Percentage of increase (+) or decrease (—).

STATES.	1880 to 1881.	1881 to 1882.	1882 to 1883.	1883 to 1884.	1884 to 1885.	1885 to 1886.	1886 to 1887.	1887 to 1888.	1888 to 1889.
Alabama	+57.97	+49.85	—14.08	+13.54	—13.60	+76.27	+114.01	—39.22	—4.75
Illinois	+22.70	+18.93	—5.27	—6.48	+3.84	+14.80	+3.75	+0.72	+31.71
Iowa	+13.38	+19.66	+0.47	—4.56	—8.00	—0.91	+7.69	—3.28	+8.22
Kansas	+7.84	+2.60	+21.34	+38.13	+30.52	+29.75	+24.29	—31.47	—22.74
Tennessee	+22.14	+21.05	—8.70	+21.69	—1.09	+29.23	+119.22	—40.50	+33.38

TABLE 11.—PERCENTAGE OF INCREASE OR DECREASE OF RATIO OF NUMBER OF REAL ESTATE MORTGAGES MADE YEARLY TO POPULATION, BY STATES.

Percentage of increase (+) or decrease (—).

STATES.	1880 to 1881.	1881 to 1882.	1882 to 1883.	1883 to 1884.	1884 to 1885.	1885 to 1886.	1886 to 1887.	1887 to 1888.	1888 to 1889.
Alabama	—23.69	—15.43	+2.51	—6.35	—11.91	—18.07	—10.05	+13.33	—11.54
Illinois	—11.59	—8.58	+1.60	+1.98	—3.61	—5.81	—5.95	—1.85	—13.85
Iowa	—10.38	—11.70	+6.75	+7.03	+4.69	+2.23	—0.25	+3.52	—5.29
Kansas	+5.56	+7.73	—10.48	—23.01	—28.11	—17.28	—8.15	+33.89	+45.18
Tennessee	—12.15	+0.37	—11.01	—4.72	—3.68	—16.15	—34.04	+19.51	—10.89

The ratio of debt in force against all real estate to population is exhibited in Table 12, where it appears that the per capita existing debt increased constantly from 1886 to 1890 in Illinois and Tennessee, and to 1889 in Alabama, after which year the decrease was slight to 1890; that it increased from 1886 to 1887 in Iowa and then decreased to 1889, which year was followed by an increase to 1890, the per capita amount for 1889 and 1890 being lower than for the preceding 3 years, and that the per capita existing debt in Kansas increased from 1886 to 1889 and then diminished to 1890.

TABLE 12.—AVERAGE REAL ESTATE MORTGAGE DEBT IN FORCE TO EACH INDIVIDUAL OF TOTAL POPULATION AT 5 SPECIFIED DATES, BY STATES.

STATES.	1886.	1887.	1888.	1889.	1890.
Alabama	\$10.65	\$13.11	\$22.63	\$25.88	\$25.79
Illinois	82.61	85.12	88.23	91.05	100.43
Iowa	106.45	107.07	105.73	103.68	104.49
Kansas	107.10	140.44	180.64	187.86	170.38
Tennessee	9.79	11.41	18.24	20.54	22.87

FINAL COMPARISON OF DEBT AND POPULATION.—It is therefore a general conclusion that indebtedness in force was increasing absolutely in the latter half of the decade in Alabama, but that, relative to population, there was a tendency to check the growth of debt from 1882 to 1885 and from 1887 to 1889, and that the tendency of the last 2 years had the effect of reducing the debt in force slightly, compared with the growth of population, during the last year.

A tendency of debt to increase or diminish manifests itself immediately when it occurs, but it may not, and generally does not, have the effect of actually increasing or diminishing the amount of existing debt until some time afterward. The several years' life of mortgages causes the effects of a tendency to be carried forward in time and to overlap a following tendency, although it may be a contrary one, and the general effect at any given time is the resultant of the two.

In Illinois existing debt increased absolutely from 1886 to 1890. Relative to population a contrary tendency set in from 1882 to 1884, but did not manifest itself after 1884, so that existing debt gained faster than population after 1886.

Existing debt increased absolutely in Iowa, on the whole, during the last 5 years. There was some decline from 1888 to 1889, but a gain from 1888 to 1890. The debt tendency relative to population after a climax in 1883 was diminishing from 1883 to 1886, and generally was gaining after 1886. These tendencies had the effect of making the existing debt gain faster than population from 1886 to 1887, but allowed population to gain on debt thereafter in comparison with 1887, although there was a relative increase in debt from 1889 to 1890.

Absolutely, existing debt increased in Kansas from 1886 to 1889, and the decline from 1889 to 1890 left the debt of the latter year slightly larger than that of 1888. Relative to population the tendency of debt was strongly upward from 1880 to 1887 and afterward strongly downward; but the downward tendency did not have the effect of checking the growth of existing debt in relation to population until 1890, when the relative amount fell below that of 1888, as well as that of 1889.

A constant absolute increase is exhibited by the existing debt of Tennessee from 1886 to 1890, and this is due to the general tendency of debt to increase in relation to population throughout the decade, although there were exceptions to this from 1882 to 1883 and from 1884 to 1885. It follows that existing debt gained on population from 1886 to 1890, and this gain was constant from year to year.

MORTGAGED ACRES AND LOTS.—The relationship between the mortgages in force in the 5 states and the number of acres and lots, both assessed and incumbered, is presented in Table 13. The average amount of existing debt against acres to each assessed acre is \$1.04 and 63 cents, respectively, in Alabama and Tennessee, and is \$4.77, \$4.30, and \$4.05, respectively, in Illinois, Iowa, and Kansas. To each assessed lot the average amount of lot debt is \$200 in Illinois and \$55 in Kansas, the number of assessed lots in the other 3 states being unknown. To each mortgaged acre and lot the average amount is, of course, larger. The average debt on a mortgaged acre is lower in the southern states than in the western, and is \$4.80 and \$5.44 in Alabama and Tennessee, respectively, and \$15.50, \$9.17, and \$6.57, respectively, in Illinois, Iowa, and Kansas. On each mortgaged lot the average debt is \$723 in Alabama, \$765 in Illinois, \$307 in Iowa, \$258 in Kansas, and \$729 in Tennessee.

Alabama shows the highest average number of acres covered by each mortgage in force against acres, namely, 222 acres. Next in order is Tennessee, with an average of 176 acres, Kansas 131 acres, Iowa 95 acres, and Illinois 83 acres. The average number of lots covered by each mortgage in force against lots is 1.71 in Alabama, 1.70 in Illinois, 2.02 in Iowa, 2.78 in Kansas, and 1.48 in Tennessee.

In computing the percentage of the number of mortgaged acres of the number of assessed acres Kansas is found to have the highest, or 61.56 per cent; Iowa has 46.95 per cent, Illinois 30.78 per cent, Alabama 21.63 per cent, and Tennessee 11.65 per cent. Of the number of assessed lots in Illinois 26.14 per cent are mortgaged, and in Kansas 21.24 per cent.

TABLE 13.—RATIO OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, TO NUMBER OF ACRES AND LOTS, BY STATES.

STATES.	NUMBER ASSESSED.		AVERAGE AMOUNT OF DEBT IN FORCE PER ASSESSED—		AVERAGE AMOUNT OF DEBT IN FORCE PER MORTGAGED—		AVERAGE NUMBER COVERED BY A MORTGAGE IN FORCE.		PERCENTAGE OF NUMBER MORTGAGED OF NUMBER ASSESSED.	
	Acres.	Lots.	Acre.	Lot.	Acre.	Lot.	Acres.	Lots.	For acres.	For lots.
Alabama.....	27,728,094		\$1.04		\$4.80	\$723	222	1.71	21.63	
Illinois.....	34,640,560	1,094,737	4.77	\$200	15.50	765	83	1.70	30.78	26.14
Iowa.....	34,734,579		4.30		9.17	307	95	2.02	46.95	
Kansas.....	43,171,473	1,249,441	4.05	55	6.57	253	131	2.78	61.56	21.24
Tennessee.....	25,896,962		0.63		5.44	729	176	1.48	11.65	

In Table 14 will be found the particulars of the preceding table for the 17 counties previously mentioned. Comparisons may be made on examination, and attention is particularly directed to the last two columns, showing the percentage of the number of mortgaged of the number of assessed acres and lots.

TABLE 14.—RATIO OF REAL ESTATE MORTGAGES IN FORCE JANUARY 1, 1890, AS DETERMINED BY PERSONAL INQUIRY, TO NUMBER OF ACRES AND LOTS, BY SELECTED COUNTIES.

STATES AND COUNTIES.	NUMBER ASSESSED.		AVERAGE AMOUNT OF DEBT IN FORCE PER ASSESSED—		AVERAGE AMOUNT OF DEBT IN FORCE PER MORTGAGED—		AVERAGE NUMBER COVERED BY A MORTGAGE IN FORCE.		PERCENTAGE OF NUMBER MORTGAGED OF NUMBER ASSESSED.	
	Acres.	Lots.	Acre.	Lot.	Acre.	Lot.	Acres.	Lots.	For acres.	For lots.
Alabama:										
Greene.....	402,876		\$0.39		\$2.05	\$404	432	1.11	18.89	
Jefferson.....	525,458		18.37		39.31	1,170	376	1.93	46.74	
Illinois:										
Bureau.....	547,429	8,138	8.03	\$45	21.19	294	103	1.50	37.90	15.43
Iroquois.....	703,314	10,057	5.89	23	14.11	217	100	2.07	41.71	10.48
Jasper.....	809,590	1,754	1.43	24	5.96	180	74	1.29	24.78	13.57
Morgan.....	353,352	5,710	5.52	125	21.61	546	85	1.48	25.57	22.82
Iowa:										
Cass.....	359,411		5.96		11.29	300	96	2.01	52.80	
Crawford.....	444,036		5.58		8.26	202	129	2.39	67.51	
Delaware.....	356,585		4.13		11.88	307	99	1.89	34.76	
Johnson.....	387,816		3.99		11.07	358	95	1.60	36.05	
Kansas:										
Decatur.....	411,485	5,285	2.43	19	8.26	279	146	1.87	74.37	6.85
Jefferson.....	347,905	4,141	3.46	27	8.81	57	108	8.93	39.30	47.43
Lincoln.....	414,240	6,183	3.78	20	5.70	250	142	1.67	66.35	8.17
Lyon.....	536,073	14,925	4.77	59	8.34	304	128	2.05	57.22	19.45
Pawnee.....	424,264	11,830	2.70	37	5.10	219	178	3.46	52.97	16.71
Tennessee:										
McNairy.....	340,322		0.12		1.55	380	311	1.54	7.50	
Maury.....	390,592		1.40		11.56	673	110	0.99	12.11	

RELATION OF DEBT TO VALUE.—In the first 3 columns of Table 15 will be found the average amount unpaid to each mortgage in force in the 5 states for mortgages on acres, lots, and both descriptions of real estate, and in the next column will be found the average estimated true value of the acres covered by each existing mortgage. The percentage of the debt in force of the estimated true value of all taxed real estate is 10.96 in Alabama, 14.06 in Illinois, 17.61 in Iowa, 28.13 in Kansas, and 8.67 in Tennessee. The percentage for acres is larger than the percentage for lots by 2.04, 1.30, and 3.67, respectively, in Alabama, Iowa, and Kansas, and the percentage for lots exceeds that for acres by 1.45 and 7.18, respectively, in Illinois and Tennessee.

The percentage of the debt in force against acres of the estimated true value of the mortgaged acres is 53.52 in Alabama, 43.13 in Illinois, 38.25 in Iowa, 47.53 in Kansas, and 50.02 in Tennessee. These percentages are derived from total amounts, and not from the averages presented in this table.

Therefore it may be said that in Alabama 21.63 per cent of the number of assessed acres are mortgaged for 53.52 per cent of their true value; in Illinois, 30.78 per cent of the number of assessed acres for 43.13 per cent of their true value; in Iowa, 46.95 per cent of the number of assessed acres for 38.25 per cent of their true value; in Kansas, 61.56 per cent of the number of assessed acres for 47.53 per cent of their true value, and in Tennessee, 11.65 per cent of the number of assessed acres for 50.02 per cent of their true value.

In offering results based on the estimated true value of real estate the reservation is made that, since the estimate is a matter of opinion, it may not closely approximate to the fact. Assessed valuation, which is the basis of the estimate, is increased by such proportion as is supposed to be required to overcome the undervaluation of assessors, and in doing this the opinions of many persons who are most competent to express an opinion in the various counties of each state have been accepted. It is probable that in Alabama, however, the estimated true value of real estate is too low, because full allowance seems not to be made for the rapid and great increase of the value of mineral lands within recent years which the amount of incumbrance on them indicates. The same seems to be true of Tennessee in a less degree.

PER CAPITA AVERAGES.—The average existing debt to each individual of the total population is \$25.79 in Alabama, \$100.43 in Illinois, \$104.49 in Iowa, \$170.38 in Kansas, and \$22.87 in Tennessee. Comparing number of mortgages in force with population, it is found that there are 42.82 persons on the average to each mortgage in Alabama, 12.87 persons to each mortgage in Illinois, 7.57 persons to each mortgage in Iowa, 4.77 persons to each mortgage in Kansas, and 44.78 persons to each mortgage in Tennessee. These averages are shown in Table 15.

TABLE 15.—AVERAGE AMOUNT PER REAL ESTATE MORTGAGE IN FORCE JANUARY 1, 1890, AND RATIO TO WEALTH AND POPULATION, BY STATES.

STATES.	AVERAGE AMOUNT UNPAID PER MORTGAGE IN FORCE.			Average estimated true value of the acres covered by each mortgage against acres.	PERCENTAGE OF DEBT IN FORCE OF ESTIMATED TRUE VALUE OF ALL TAXED REAL ESTATE.			Percentage of debt in force against acres of estimated true value of the mortgaged acres.	Average debt in force per individual of total population.	Average number of individuals of total population to each mortgage in force.
	Total.	For acres.	For lots.		Total.	For acres.	For lots.			
Alabama	\$1,105	\$1,064	\$1,238	\$1,987	10.96	11.58	9.54	53.52	\$25.79	42.82
Illinois	1,293	1,281	1,302	2,971	14.06	13.27	14.72	43.13	100.43	12.87
Iowa	791	872	620	2,279	17.61	17.96	16.66	38.25	104.49	7.57
Kansas	814	859	716	1,808	28.13	29.27	25.60	47.53	170.38	4.77
Tennessee	1,024	955	1,077	1,910	8.67	5.83	13.01	50.02	22.87	44.78

A further study of the relation between mortgages and population is afforded by Tables 16 and 17. Table 16 shows that in the 5 Kansas counties where special investigation was conducted it was learned that 8,930 different mortgagors made the 11,658 mortgages in force; 7,184 different persons each made 1 mortgage; 1,248 different persons each made 2 mortgages; 305 different persons each made 3 mortgages; 107 different persons each made 4 mortgages; 37 different persons each made 5 mortgages; 15 different persons each made 6 mortgages, and 10 different persons, or less, each made at least 7 mortgages and not over 33 mortgages. The average number of persons of the total population to each mortgage in force is 3.68 in Decatur county, 11.18 in Jefferson county, 4.35 in Lincoln county, 6.08 in Lyon county, and 2.84 in Pawnee county. But, more properly, upon making comparison with the number of different mortgagors, it is found that there are 4.52 persons of the total population on the average to each different mortgagor in Decatur county, 13.46 persons in Jefferson county, 5.71 persons in Lincoln county, 8.02 persons in Lyon county, and 4.19 persons in Pawnee county.

TABLE 16.—SHOWING THE NUMBER OF DIFFERENT MORTGAGORS IN 5 COUNTIES IN KANSAS.

NUMBER OF MORTGAGES MADE BY EACH MORTGAGOR.	Total.	Decatur county.	Jefferson county.	Lincoln county.	Lyon county.	Pawnee county.
Total	8,980	1,861	1,235	1,701	2,891	1,242
1 mortgage	7,184	1,559	1,034	1,355	2,282	954
2 mortgages	1,248	221	162	245	434	186
3 mortgages	305	55	31	68	108	43
4 mortgages	107	17	7	21	37	25
5 mortgages	37	6		6	14	11
6 mortgages	15	1		3	6	5
7 mortgages	10	1	1		2	6
8 mortgages	7			1	3	3
9 mortgages	5				2	3
10 mortgages	2				1	1
11 mortgages	1					1
12 mortgages	4	1		1	2	
13 mortgages	1					1
17 mortgages	1					1
18 mortgages	1					1
29 mortgages	1					1
33 mortgages	1			1		
Number of mortgages in force.....	11,658	2,289	1,486	2,234	3,818	1,831
Population	63,143	8,414	16,620	9,709	23,196	5,204
Average number of individuals of total population to each mortgage in force.	5.42	3.68	11.18	4.35	6.08	2.84
Average number of individuals of total population to each different mortgagor.	7.07	4.52	13.46	5.71	8.02	4.19

The population accepted for these counties is that of the United States census of 1890. In 1885, and subsequently, a state census was taken, and from this it appears, as shown in Table 17, that the population of the state decreased from 1887 and 1888, when a large portion of the existing mortgages were made, to 1890, so that per capita ratios based on the population of the latter year are somewhat too high.

These facts show that inferences drawn from per capita ratios to mortgages may be more or less false, that the chief use of these ratios is of a general character, and that they are no more than indicators of degrees of activity in mortgaging, which may be diffused among the people or may be concentrated among a comparative few; but whether the activity is concentrated or diffused, and to what extent it should be apportioned to nonresidents, is not revealed by the ratios.

TABLE 17.—POPULATION OF THE STATE OF KANSAS AND OF 5 COUNTIES, ACCORDING TO STATE CENSUS, FOR 6 YEARS.

YEARS.	Total for the state.	Total for the 5 counties.	Decatur county.	Jefferson county.	Lincoln county.	Lyon county.	Pawnee county.
1885.....	1,268,530	58,237	4,067	17,563	8,269	22,922	5,416
1886.....	1,406,738	64,048	6,360	17,070	10,277	23,879	6,462
1887.....	1,514,578	69,330	8,621	16,265	11,232	25,928	7,284
1888.....	1,518,532	69,856	8,657	16,985	11,889	25,116	7,209
1889.....	1,464,914	64,957	8,702	15,900	9,234	25,471	5,630
1890 (United States census).....	1,427,096	63,143	8,414	16,620	9,709	23,196	5,204

OBJECTS OF INDEBTEDNESS.—To determine why mortgage indebtedness is incurred was one of the objects of the special investigation in 17 counties in these 5 states, and the returns are nearly, if not fully, complete in all of the counties. Table 18 exhibits the objects of indebtedness in 10 classes. The original amount of existing debt incurred for each class of objects is represented by a percentage of the whole, the total of the percentages for all objects being 100. Various complications of objects are frequently found, and the principal ones are described in the column heads of the table. The purchase of real estate standing alone is the chief object of real estate mortgage debt in all these counties, the percentages for 2 of the counties being 30.80 and 31.60, for 2 counties between 40 and 50, for 3 counties between 50 and 60, for 6 counties between 60 and 70, and for 4 counties between 70 and 80, the highest percentage being 79.71 for Iroquois county, Illinois.

The cost of improvements, as a sole object of real estate mortgage debt, is under 10 per cent of the total in 10 counties, the lowest percentage being 2.92; it is between 10 and 20 per cent in 5 counties, and is 20.48 and 20.61 in 2 counties. The objects of purchase of real estate and improvements, in combination with each other,

represent under 10 per cent of the total in 13 counties and are wanting in 1 county, while in 3 counties they are 10 per cent or over, the highest percentage being 13.41.

Business, as a sole object of debt, is under 10 per cent of the total in 14 counties, the lowest percentage being 2.46, and it is 10.63, 11.45, and 28.53 per cent in 3 counties. Some of the debt incurred for business purposes is embraced in the classes for purchase of real estate and improvements. To buy farm implements, machines, and domestic animals and other personal property is the object of debt for less than 10 per cent of the total in every county, the lowest and highest percentages being 0.03 of 1 and 7.57. From 0.54 of 1 per cent to 14.23 per cent of the total original amount of existing debt was incurred for real estate purchase, improvements, business, and the purchase of personal property, in combination with one another, in 16 counties, and this class is wanting in 1 county. From 0.56 of 1 per cent to 4.61 per cent of the total is represented by the class of purchase of real estate, improvements, business, and to buy personal property, in combination with other objects than farm and family expenses, in 15 counties, and the class is wanting in 2 counties. The same objects in combination with farm and family expenses represent from 0.07 of 1 per cent to 6.32 per cent of the total in 16 counties and 18.34 per cent in 1 county. Farm and family expenses are from 0.23 of 1 per cent to 4.93 per cent of the total in 16 counties and 24.05 per cent in 1 county. Lastly, from 0.79 of 1 per cent to 5.49 per cent of the total is represented by the class of all other objects in 15 counties and by 9.92 and 27.48 per cent in 2 counties.

The total of the first 3 columns of Table 18 shows that in McNairy county, Tennessee, Decatur county, Kansas, and Greene county, Alabama, 34.81, 51.96, and 55.71 per cent, respectively, of the original amount of existing debt was incurred for real estate purchase and improvements when not combined with other objects. In 3 counties the percentages are between 60 and 70, in 4 counties between 70 and 80, in 4 counties between 80 and 90, and in 3 counties over 90 per cent, the highest percentage being 92.32, in Jefferson county, Alabama. Combining the first 6 columns of the table, a total is had for the objects of real estate purchase and improvements, business, and the purchase of personal property when not combined with other objects, and the original amount of debt in force incurred for this group of objects is 69.62 per cent of the total for all objects in Decatur county, Kansas; 69.97 per cent in McNairy county, Tennessee; 71.16 per cent in Greene county, Alabama; from 80 to 90 per cent in 5 counties, and over 90 per cent in 9 counties, the highest percentage being 96.08, in Crawford county, Iowa.

The term "personal property" is not used in its strictly legal sense; groceries, provisions, clothing, articles generally covered by merchants' accounts, and whatever articles are ordinarily understood to be embraced in farm and family expenses, are classed with such expenses and not as personal property.

Whether real estate mortgage debtors thrive, or whether they find the payment of interest and the repayment of the loans a burden difficult to bear, is not revealed by an investigation of the reasons why they became debtors. It is beyond the reach of statistical inquiry to determine specifically why men do not pay their debts, or, in paying them, how great or little the sacrifices are that they suffer, if any. But the discovery of the objects of this indebtedness makes it known in respect to nearly all of it to what extent it represents a loss or consumption of wealth to the debtor or an equivalent of wealth acquired by him for enduring use.

TABLE 18.—PERCENTAGE OF THE ORIGINAL AMOUNT OF DEBT IN FORCE REPRESENTED BY DEBT INCURRED FOR SPECIFIED OBJECTS, AS DETERMINED BY PERSONAL INQUIRY, BY SELECTED COUNTIES.

STATES AND COUNTIES.	PERCENTAGE OF TOTAL AMOUNT.										Total of first three columns of table.	Total of first six columns of table.
	For purchase of real estate.	For improvements.	For purchase and improvements (in combination with each other).	For business.	To buy farm implements, machines, and domestic animals, and other personal property.	For purchase, improvements, business, and to buy personal property (in combination with one another).	For purchase, improvements, business, and to buy personal property (in combination with objects other than farm and family expenses).	For purchase, improvements, business, and to buy personal property (in combination with farm and family expenses).	For farm and family expenses.	All other objects.		
Alabama:												
Greene.....	47.97	7.74		11.45	2.25	1.75		1.94	24.05	2.85	55.71	71.16
Jefferson.....	67.29	20.48	4.55	3.05	0.03	0.55	2.96	0.07	0.23	0.79	92.32	95.95
Illinois:												
Bureau.....	62.16	6.13	10.00	4.62	0.88	1.60	1.43	1.68	1.58	9.92	78.29	85.39
Iroquois.....	79.71	8.73	3.81	2.46	0.65	0.56	1.30	0.12	0.67	1.99	92.25	95.92
Jasper.....	52.66	10.58	3.58	8.97	7.57	3.10	0.61	2.81	4.63	5.49	66.82	86.46
Morgan.....	60.03	17.23	1.29	10.63	0.85	2.11	1.00	0.73	4.12	2.01	78.55	92.14
Iowa:												
Cass.....	70.28	8.41	8.46	4.49	2.48	1.94	1.09	0.73	0.26	1.86	87.15	96.06
Crawford.....	66.49	10.26	9.54	4.92	1.92	2.95	0.56	0.39	1.55	1.42	86.29	96.08
Delaware.....	72.36	9.11	3.70	4.60	2.61	1.02	1.25	0.23	1.91	3.21	85.17	93.40
Johnson.....	76.60	9.51	4.03	3.11	1.16	0.78	0.83	0.29	1.41	2.28	90.14	95.19
Kansas:												
Decatur.....	30.80	9.97	11.19	4.66	0.79	12.21	4.61	18.34	4.93	2.50	51.96	69.62
Jefferson.....	65.34	8.49	4.09	9.18	0.38	8.31	0.74	0.79	1.31	1.37	77.92	95.79
Lincoln.....	47.02	9.16	13.41	3.70	0.74	14.23	2.07	6.32	2.43	0.92	69.59	88.26
Lyon.....	50.43	12.00	7.26	5.38	0.26	12.49	1.81	2.95	2.41	5.01	69.69	87.82
Pawnee.....	50.10	19.02	8.59	5.65	2.15	4.19	1.78	3.28	2.59	2.65	77.71	89.70
Tennessee:												
McNairy.....	31.60	2.92	0.29	28.53	6.63			0.20	2.35	27.48	34.81	69.97
Maury.....	62.50	20.61	1.61	7.94	1.04	0.54	0.97	0.16	1.58	3.05	84.72	94.24

RESIDENCE OF LENDERS.—Residents of the state where the mortgaged real estate is situated were the creditors in the 17 counties in the proportions found in Table 19, which presents the proportions by percentages of the total number and now unpaid amount of the existing mortgages held by them at the time the mortgages were made. Resident mortgage companies and loan agents are excluded. It is possible that in some cases resident mortgagees have assigned to nonresidents since the making of the mortgages. In the 2 Alabama counties 33.22 and 50.05 per cent of the unpaid amount of the debt was secured to state residents; in the 4 Illinois counties, from 35.60 to 78.93 per cent; in the 4 Iowa counties, from 32.98 to 74.79 per cent; in the 5 Kansas counties, from 19.63 to 37.31 per cent, and in the 2 Tennessee counties, 76.84 and 93.65 per cent. The percentages for number of existing mortgages are larger in all counties, and are 69.73 and 78.58 per cent in the Alabama counties; from 48.23 to 84.43 in the Illinois counties; from 37.82 to 78.86 in the Iowa counties; from 25.83 to 44.66 in the Kansas counties, and are 85.00 and 95.79 in the Tennessee counties.

The difficulty of determining whether the mortgagee was a middleman in the transaction will not be generally appreciated, but the results presented have been carefully revised by some of the most competent men available for this purpose, and it is believed that they will need no further change.

TABLE 19.—NUMBER, AMOUNT, AND PERCENTAGE OF REAL ESTATE MORTGAGES IN FORCE MADE TO RESIDENTS OF THE STATE IN WHICH THE COUNTY IS SITUATED, AS DETERMINED BY PERSONAL INQUIRY, BY SELECTED COUNTIES.

[Not including mortgage companies and loan agents.]

STATES AND COUNTIES.	Number.	Unpaid amount.	PERCENTAGE OF TOTAL.	
			For number.	For unpaid amount.
Alabama:				
Greene.....	129	\$80,000	69.73	50.05
Jefferson.....	2,300	4,913,669	78.58	33.22
Illinois:				
Bureau.....	1,790	2,540,678	62.92	53.31
Iroquois.....	1,660	1,852,736	48.23	42.41
Jasper.....	613	178,080	50.41	35.60
Morgan.....	1,643	2,102,442	84.43	78.93
Iowa:				
Cass.....	1,266	1,108,256	50.42	44.89
Crawford.....	973	858,146	37.82	32.98
Delaware.....	1,064	1,105,970	69.23	67.60
Johnson.....	1,466	1,823,532	78.86	74.79
Kansas:				
Decatur.....	676	316,064	29.53	28.75
Jefferson.....	644	474,961	43.34	36.06
Lincoln.....	577	332,278	25.83	19.63
Lyon.....	1,705	1,284,295	44.66	37.31
Pawnee.....	555	396,771	30.31	25.13
Tennessee:				
McNairy.....	91	44,385	95.79	93.65
Maury.....	612	567,323	85.00	76.84

CLASSIFICATION OF AMOUNTS.—Table 20 exhibits the percentages of the number and amount of the real estate mortgages made during the 10 years 1880–1889 in the 5 states belonging to the specified classes of amounts. Mortgages for less than \$500 were 66.73 per cent of the total number in Alabama and 13.21 per cent of the total amount; 35.89 per cent of the total number in Illinois and 6.11 per cent of the total amount; 44.29 per cent of the total number in Iowa and 12.72 per cent of the total amount; 46.85 per cent of the total number in Kansas and 16.07 per cent of the total amount; 52.52 per cent of the total number in Tennessee and 10.88 per cent of the total amount. In Illinois 59.27 per cent of the total number of mortgages were for less than \$1,000 and 16.75 per cent of the total amount, and in the other states from 72.01 to 82.07 per cent of the total number and from 23.62 to 41.60 per cent of the total amount. The number of mortgages for \$5,000 and over were 1.10 per cent of the total number in Kansas and 4.52 per cent in Illinois, the percentages for the other 3 states being intermediate. The amount of mortgages for \$5,000 and over was 12.69 per cent of the total in Iowa and 46.02 per cent in Alabama, the other states being represented by intermediate percentages. Upon further examination of this table the percentages of other classes of amounts will be found.

TABLE 20.—PERCENTAGE OF NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES MADE DURING THE 10 YEARS 1880–1889 BELONGING TO SPECIFIED CLASSES OF AMOUNTS, BY STATES.

FOR MORTGAGES FOR AMOUNTS OF—

STATES.	Under \$100.		Under \$500.		Under \$1,000.		\$100 and under \$500.		\$500 and under \$1,000.		\$1,000 and under \$5,000.		\$5,000 and under \$25,000.		\$25,000 and over.	
	For number.	For amount.	For number.	For amount.	For number.	For amount.	For number.	For amount.	For number.	For amount.	For number.	For amount.	For number.	For amount.	For number.	For amount.
Alabama.....	16.47	1.01	66.73	13.21	82.07	23.62	50.26	12.30	15.34	10.41	15.50	30.36	2.18	18.78	2.43	46.02
Illinois.....	3.25	0.13	35.89	6.11	59.27	16.75	32.64	5.98	23.38	10.64	36.21	48.71	4.24	23.33	4.52	34.54
Iowa.....	5.25	0.39	44.29	12.72	72.01	34.16	39.04	12.33	27.72	21.44	26.74	53.15	1.21	10.27	1.25	12.69
Kansas.....	4.45	0.33	46.85	16.07	77.34	41.60	42.40	15.74	30.49	25.53	21.56	45.50	1.06	10.74	1.10	12.90
Tennessee.....	8.56	0.46	32.52	10.88	73.22	23.74	43.96	10.42	20.70	12.86	23.62	40.69	2.94	21.84	3.16	35.57

RATES OF INTEREST.—The average rates of interest borne by the mortgages made during each of the 10 years 1880–1889 are shown in Table 21. In Alabama the average rate for the 10 years was 8.30 per cent, and lower average rates prevailed in 1887–1889; the highest rate was 9.16 per cent in 1880 and the lowest 7.58 per cent in 1887. The average 10-year rate in Illinois was 6.78 per cent and the rates of 1882 and 1886–1889 were lower; 7.39 per cent in 1880 was the highest and 6.53 per cent in 1889 was the lowest. In Iowa the average rate of the decade was 7.74 per cent, below which were the rates of 1883–1884 and 1886–1889; the highest rate was 8.29 in 1880 and the lowest 7.48 in 1889. An average rate of 8.83 per cent was paid on the debt incurred in Kansas during the 10 years and lower rates prevailed in 1887–1889; the extreme average rates were 9.47 per cent in 1880 and 8.48 per cent in 1889. The Tennessee rates of interest were extremely difficult to obtain, and the averages that are shown, which are 6 per cent or very nearly 6 per cent for each of the 10 years, are undoubtedly too low. To what extent bonuses were paid and the apparent principal of mortgages was inflated special agents did not generally discover, as they did in the other 4 states. The general fact is that in the 4 states the average rate of interest declined nearly 1 per cent during the 10 years.

TABLE 21.—AVERAGE ANNUAL RATES OF INTEREST BORNE BY THE REAL ESTATE MORTGAGES MADE DURING THE 10 YEARS 1880–1889, BY STATES.

STATES.	Total.	1880.	1881.	1882.	1883.	1884.	1885.	1886.	1887.	1888.	1889.
Alabama	8.30	9.16	8.94	8.95	8.96	8.64	9.07	8.72	7.58	7.97	8.08
Illinois	6.78	7.39	6.96	6.77	6.84	6.92	6.87	6.69	6.67	6.68	6.53
Iowa	7.74	8.29	7.94	7.89	7.73	7.71	7.83	7.63	7.59	7.62	7.49
Kansas	8.83	9.47	9.20	8.98	8.97	8.89	8.86	8.86	8.71	8.80	8.48
Tennessee	6.00	6.01	6.01	6.00	6.02	6.00	6.00	6.00	5.99	6.00	6.00

CLASSIFICATION OF RATES OF INTEREST.—Table 22 shows for the 5 states the percentages of the number and amount of the real estate mortgages made during the 10 years 1880–1889 bearing specified rates of interest. In Alabama 13.60 per cent of the amount of the mortgages was subject to interest rates of more than 8 per cent, in Illinois 0.15 of 1 per cent, in Iowa 14.70 per cent, and in Kansas 56.09 per cent. Interest at more than 10 per cent was borne by 11.49 per cent of the amount of mortgages in Alabama, 0.01 of 1 per cent in Illinois, 0.02 of 1 per cent in Iowa, and 7.34 per cent in Kansas. All of these states had usury laws during the 10 years, and rates above 6 per cent were usurious in Tennessee, above 8 per cent in Alabama and Illinois, above 10 per cent in Iowa, and above 12 per cent in Kansas until May 25, 1889, when the limit was reduced to 10 per cent. The details for number of mortgages and further details for amount will be found on examination of the table.

TABLE 22.—PERCENTAGE OF REAL ESTATE MORTGAGES MADE DURING THE 10 YEARS 1880–1889 BEARING SPECIFIED RATES OF INTEREST, BY STATES.

STATES.	MORTGAGES BEARING INTEREST AT RATES OF—																	
	Under 6 per cent.		6 per cent.		7 per cent.		8 per cent.		6 to 8 per cent. inclusive.		Over 6 per cent.		Over 8 per cent.		Over 10 per cent.		Over 12 per cent.	
	For num-ber.	For amount.	For num-ber.	For amount.	For num-ber.	For amount.	For num-ber.	For amount.	For num-ber.	For amount.	For num-ber.	For amount.	For num-ber.	For amount.	For num-ber.	For amount.	For num-ber.	For amount.
Alabama	0.06	1.06	2.05	17.16	0.09	4.57	69.72	63.60	71.86	85.34	97.89	81.78	28.08	13.60	24.07	11.49	14.82	5.81
Illinois	1.92	4.87	24.71	39.28	25.20	26.93	46.95	27.53	97.91	94.98	73.37	55.85	0.17	0.15	0.01	0.01
Iowa	0.33	0.66	9.81	14.33	15.17	21.54	47.64	47.71	73.31	84.64	89.86	85.01	26.36	14.70	0.03	0.02
Kansas	0.10	0.19	3.48	4.50	10.41	11.62	21.86	27.14	36.02	43.72	96.42	95.31	63.88	56.09	11.76	7.34	0.12	0.08
Tennessee	0.19	0.41	99.61	99.29	0.02	0.06	0.08	0.09	99.71	99.44	0.20	0.30	0.10	0.15	0.01

INTEREST CHARGE FOR 1 YEAR.—The interest charge on the debt in force for 1 year in the 5 states is presented in Table 23. It amounts to \$3,145,258 in Alabama, \$25,717,461 in Illinois, \$15,198,978 in Iowa, \$21,018,648 in Kansas, and \$2,425,284 at least in Tennessee. The debt in force against acres has an interest charge of \$2,338,382 for 1 year in Alabama, \$11,438,007 in Illinois, \$11,254,123 in Iowa, \$14,956,038 in Kansas, and at least \$985,509 in Tennessee. The total interest charge against acres for 1 year in the 3 western states is \$37,648,168. The amount of interest charge for 1 year on the debt against lots in Alabama is \$806,876, in Illinois \$14,279,454, in Iowa \$3,944,855, in Kansas \$6,062,610, and in Tennessee at least \$1,439,775.

Table 23 also exhibits the average rates of interest borne by the debt in force in the 5 states. The average rate in Alabama is 8.06 per cent, in Illinois 6.69 per cent, in Iowa 7.61 per cent, in Kansas 8.64 per cent, and in Tennessee at least 6.00 per cent. A higher rate prevails against acres than against lots in Alabama by 0.27 of 1 per cent and in Illinois by 0.40 of 1 per cent. The debt against lots bears a higher rate than that against acres in Iowa by 0.31 of 1 per cent, and in Kansas by 0.30 of 1 per cent.

The rate of interest on real estate mortgages is about 1 per cent higher in Kansas than in Iowa, and about 1 per cent higher in Iowa than in Illinois.

Results of the same description as those presented in Table 23 will be found in Table 24 for the 17 counties in these states where special investigations were conducted.

TABLE 23.—INTEREST CHARGE AND AVERAGE RATES OF INTEREST FOR 1 YEAR ON THE REAL ESTATE MORTGAGE DEBT IN FORCE JANUARY 1, 1890, BY STATES.

STATES.	INTEREST CHARGE FOR 1 YEAR ON THE DEBT IN FORCE.			AVERAGE RATES OF INTEREST FOR 1 YEAR ON THE DEBT IN FORCE.		
	Total.	On acres.	On lots.	Total.	On acres.	On lots.
Alabama.....	\$3,145,258	\$2,338,382	\$806,876	8.06	8.13	7.86
Illinois.....	25,717,461	11,438,007	14,279,454	6.69	6.92	6.52
Iowa.....	15,198,978	11,254,123	3,944,855	7.61	7.53	7.84
Kansas.....	21,018,648	14,956,038	6,062,610	8.64	8.56	8.86
Tennessee.....	2,425,284	985,509	1,439,775	6.00	6.00	6.00

TABLE 24.—INTEREST CHARGE AND AVERAGE RATES OF INTEREST FOR 1 YEAR ON THE REAL ESTATE MORTGAGE DEBT IN FORCE JANUARY 1, 1890, AS DETERMINED BY PERSONAL INQUIRY, BY SELECTED COUNTIES.

STATES AND COUNTIES.	INTEREST CHARGE FOR 1 YEAR.			AVERAGE RATES OF INTEREST FOR 1 YEAR.		
	Total.	On acres.	On lots.	Total.	On acres.	On lots.
Alabama:						
Greene	\$17,311	\$16,988	\$323	10.83	10.90	8.00
Jefferson	1,002,928	601,704	401,224	6.78	6.23	7.81
Illinois:						
Bureau	344,957	317,211	27,746	7.24	7.21	7.51
Iroquois.....	291,810	275,416	16,394	6.68	6.65	7.16
Jasper.....	37,331	33,954	3,377	7.46	7.42	7.89
Morgan.....	190,739	138,371	52,368	7.16	7.09	7.36
Iowa:						
Cass	187,293	160,886	26,407	7.59	7.51	8.10
Crawford.....	194,063	183,822	10,241	7.46	7.42	8.21
Delaware.....	120,706	107,679	13,027	7.38	7.31	7.95
Johnson.....	130,931	113,416	17,515	7.40	7.34	7.84
Kansas:						
Decatur.....	102,030	91,693	10,337	9.28	9.19	10.23
Jefferson	104,200	95,182	9,018	7.91	7.90	8.06
Lincoln.....	140,071	127,444	12,627	8.27	8.13	10.02
Lyon.....	272,230	198,910	73,320	7.91	7.78	8.30
Pawnee.....	133,580	94,251	39,329	8.46	8.22	9.10
Tennessee.....						
McNairy.....	2,918	2,450	468	6.16	6.19	6.00
Maury.....	44,458	32,955	11,503	6.02	6.03	6.00

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